

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF THE BLACKSTONE SCHOOL SITE
IN THE WEST END URBAN RENEWAL AREA
PROJECT NO. MASS. 2-3

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the West End Urban Renewal Area, Project No. Mass. 2-3, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the State Street Development Company of Boston, has expressed an interest in and has submitted a satisfactory proposal for the construction of Elderly Housing in the "Project Area" on the Blackstone School Site:

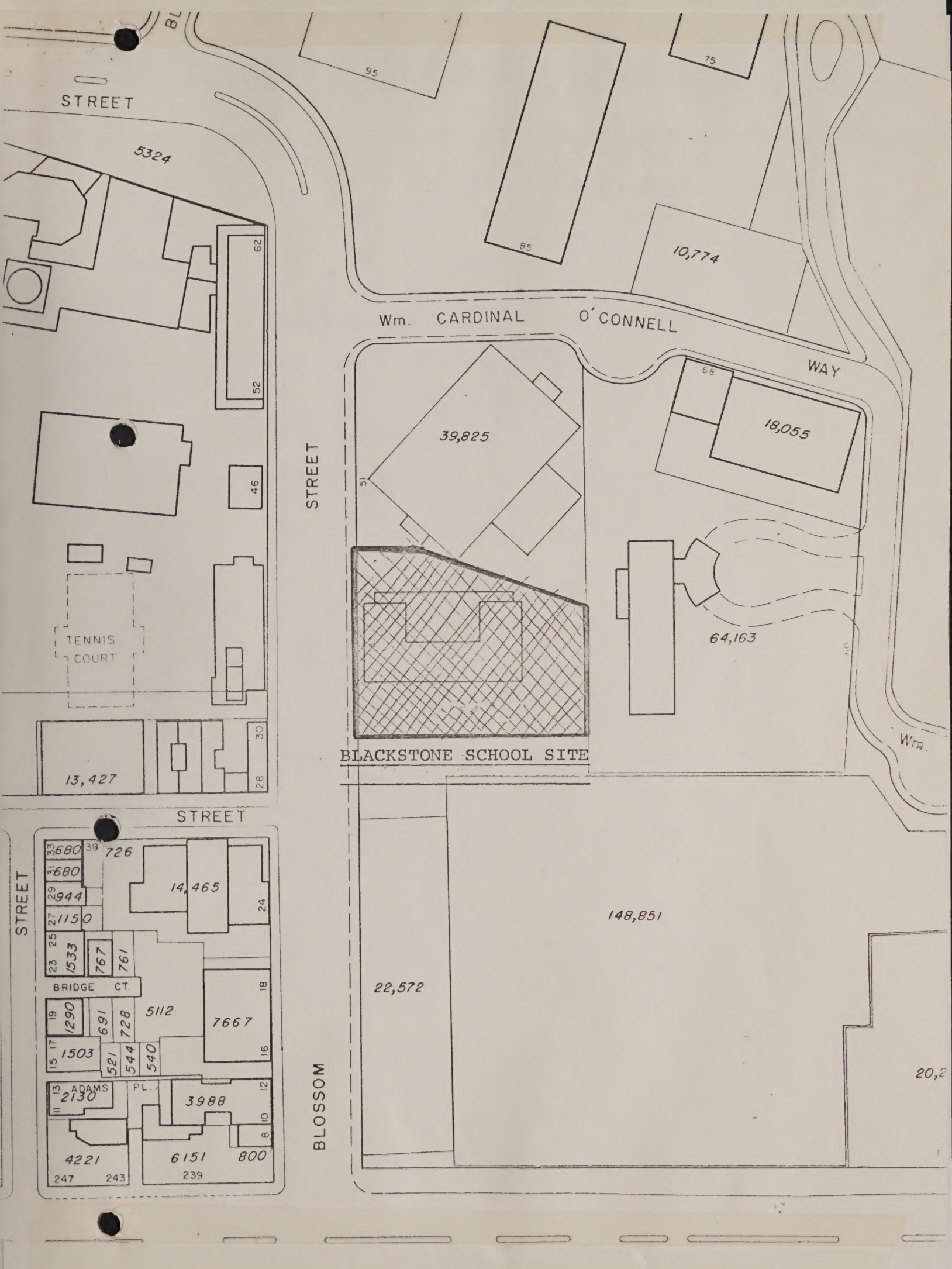
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the State Street Development Company of Boston, be and hereby is tentatively designated as the Redeveloper of the Blackstone School Site, subject to:

- a. concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- b. publication of all public disclosure and issuance of all approvals required by Chapter 121B of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- c. submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) evidence of the availability of necessary equity funds; and
 - (ii) working drawings indicating the number and composition of the units for new construction; and
 - (iii) evidence of financing commitments from banks or other lending institutions; and
 - (iv) proposed development schedules.

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



January 25, 1973

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: WEST END URBAN RENEWAL AREA PROJECT NO. MASS. 2-3
TENTATIVE DESIGNATION OF DEVELOPER
BLACKSTONE SCHOOL SITE - BLOSSOM STREET

Summary: This memorandum requests the Authority to tentatively designate State Street Development Company of Boston, as developer of the Blackstone School Site in the West End Urban Renewal Area.

The Blackstone School Site, consisting of approximately twenty-eight thousand four hundred (28,400) square feet of land located on Blossom Street in the West End was publicly offered for the development of low-moderate elderly housing on January 8, 1972. Through an agreement with the Public Facilities Department of the City of Boston, in which title to twenty-six thousand five hundred (26,500) square feet of the site is vested, the Authority, which has title to the remainder of the site, has agreed to act as agent for the City in all matters regarding the proper development of the site.

The proposed tentative developer, State Street Development Company of Boston, consisting of Walter K. Winchester, John R. Gallagher, III, general partners and John J. O'Donnell, Jr., Stephen J. Casey, Gerald W. Blakely, Jr., and John W. King, limited partners, was recommended after careful consideration by Authority's staff of the thirteen proposals submitted. The choice was based on effective use of the site, esthetically and functionally, parking consideration, and relation to the existing surroundings.

It should be noted that State Street Development Company has been able to put together a proposal which includes a financial proposal acceptable to MHFA and community, and a commitment through a building systems firm, Descon-Concordia Systems, Ltd., one of the Operation Breakthrough developers chosen by former HUD Secretary, George Romney. The availability of these funds will not be affected by the current moratorium placed on 236 funds.

Preliminary plans, which indicated two hundred and eighty (280) dwelling units, with appropriate community facilities, have been submitted along with a letter of intent indicating the Developer's desire to proceed with development. The Developer has also shown a capability of purchasing and developing the site in accordance with Authority standards and guidelines.

I recommend therefore, that the Board tentatively designate State Street Development Company of Boston as developer of the Blackstone School Site in the West End Urban Renewal Area.

An appropriate Resolution is attached.

